

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 24, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Ronald W. Koch, Sully District

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

RZ-2001-MA-047 - BILLIE BRYAN MACKEY, TRUSTEE FOR MARIE F. BRYAN TRUST
FDP-2001-MA-047- BILLIE BRYAN MACKEY, TRUSTEE FOR MARIE F. BRYAN TRUST
SE-01-M-044 - BILLIE BRYAN MACKEY, TRUSTEE FOR THE MARIE F. BRYAN TRUST
(Decisions Only) (The public hearing on these applications was held on July 10, 2002. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-MA-047, SUBJECT TO THE EXECUTION OF THE PROFFER STATEMENT DATED JULY 19, 2002.

Commissioners Kelso and Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-MA-047.

Commissioners Kelso and Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF THE REQUEST TO MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS TO THE SOUTH IN FAVOR OF THE EXISTING VEGETATION.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF THE REQUEST TO WAIVE THE BARRIER REQUIREMENT TO THE SOUTH.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF THE REQUEST TO WAIVE THE MINIMUM P DISTRICT SIZE REQUIREMENT.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-01-M-044, TO THE BOARD OF SUPERVISORS, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 24, 2002.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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FSA-76-1 - AT&T WIRELESS - 4100 Chain Bridge Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION ON FSA-76-1, AT&T WIRELESS, AT 4100 CHAIN BRIDGE ROAD.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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RZ-2001-PR-053 - JEFFERSON INVESTMENT GROUP

SE-2002-PR-018 - JEFFERSON INVESTMENT GROUP (Decisions Only)

(The public hearing on these applications was held on July 17, 2002. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2001-PR-053, SUBJECT TO THE DRAFT PROFFERS DATED JULY 22, 2002.

Commissioners Kelso and Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-2002-PR-018, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 17, 2002.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT BE MODIFIED AND THAT THE BARRIER REQUIREMENT BE MODIFIED ALONG THE SOUTHERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT AND REFERENCED IN THE PROFFERS AND DEVELOPMENT CONDITIONS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUIREMENT FOR A TRAIL ALONG GALLOWS ROAD BE WAIVED IN FAVOR OF THE STREETScape SHOWN ON THE GDP/SE PLAT.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUIREMENT FOR A LOADING SPACE BE WAIVED.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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SE-01-D-022 - NOVA ENTERPRISES LLP (Decision Only)

(The public hearing on this application was held on July 18, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner DuBois MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE SE-01-D-022, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 23, 2002.

Commissioners Byers and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner DuBois MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT TO THE EAST AND A MODIFICATION OF ADDITIONAL STANDARD 10 FOR HOUSING FOR THE ELDERLY TO PERMIT A 37.5-FOOT REAR YARD IN ACCORDANCE WITH THE SPECIAL EXCEPTION PLAT.

Commissioners Byers and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Murphy abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE-2002-DR-008, DANIEL P. BURKE, TO A DATE CERTAIN OF OCTOBER 10, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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FSA-43-1 - SPRINT PCS - 13101 Worldgate Drive

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" AMENDMENT DETERMINATION IN FSA-43-1.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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Commissioner Byers, at the request of the applicant, MOVED THAT THE PUBLIC HEARING ON RZ-2002-MV-007, RANDOLPH J. BENDER, BE DEFERRED TO A DATE CERTAIN OF 6 NOVEMBER 2002.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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SEA-82-S-087-3 - MERRIFIELD GARDEN CENTER (Decision Only)

(The public hearing on this application was held on June 27, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-82-S-087-3, IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS DATED JULY 18, 2002, WITH A FURTHER AMENDMENT TO CONDITION 26 TO ADD TO THE SENTENCE STARTING "DISPLAY GARDENS." IT WOULD NOW READ: "WITHIN THE LIMITS OF CLEARING AND GRADING ON PARCEL 14, DISPLAY GARDENS AND PLANT STORAGE AREAS MAY INCLUDE PATHS AND PLANT STORAGE BEDS, BUT THESE AREAS SHALL BE SURFACED ONLY WITH DIRT, WOOD CHIPS AND OTHER BIODEGRADABLE MATERIAL AND/OR TIPPLE STONE THAT WILL NOT BE PLACED WITHIN THREE FEET OF EXISTING TREES."

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT WAIVE THE BARRIER REQUIREMENT ON THE EASTERN, WESTERN AND SOUTHERN PROPERTY BOUNDARIES.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT ADDITIONAL STANDARD 9 FOR PLANT

NURSERIES, PARAGRAPH 9 OF SECTION 9-517 BE MODIFIED TO ALLOW A REDUCTION OF THE PARKING REQUIREMENT TO THAT SHOWN ON THE SE PLAT.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE REQUIREMENT FOR THE CONSTRUCTION OF A SERVICE DRIVE ON PARCEL 56-3((1))14 BE WAIVED.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING REQUIREMENT BE MODIFIED ALONG THE EASTERN, WESTERN AND SOUTHERN PROPERTY BOUNDARIES TO ALLOW THE USE OF EXISTING VEGETATION AND AS SHOWN ON THE SE PLAT.

Commissioner Kelso seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioner Wilson not present for the vote; Commissioner Koch absent from the meeting.

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Commissioner Harsel announced that the Housing Committee would meet again on Wednesday, September 18, 2002 at 7:30 p.m. in the Board Conference Room.

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S01-CW-18CP - OUT-OF-TURN PLAN AMENDMENT (Development Criteria)
(Decision Only) (The public hearing on this item was held on June 19, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE OUT-OF-TURN PLAN AMENDMENT ON RESIDENTIAL DEVELOPMENT CRITERIA DATED JULY 24, 2002, TO REPLACE APPENDIX 9 OF THE LAND USE ELEMENT OF THE POLICY PLAN WITH THE FOLLOWING TEXT, THEREIN, AMENDED AS FOLLOWS: IN THE PUBLIC

FACILITIES SECTION, THE SECOND SENTENCE, REMOVE ". . . AND DOCUMENTED IN PUBLISHED STAFF REPORTS AVAILABLE FOR PUBLIC REVIEW."

Commissioners Byers, Smyth, and Wilson seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE IMPLEMENTATION APPROACH AS SPECIFIED IN THE MEMO DATED JULY 24, 2002.

Commissioners Byers, Hall, Smyth, and Wilson seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MOVE FORWARD WITH A STUDY OF OUR CURRENT AFFORDABLE HOUSING TRUST FUND SYSTEM TO INVESTIGATE WHETHER OR NOT THERE SHOULD BE A CONTRIBUTION OR A CONTRIBUTION EXPECTATION SET OR DEVELOPED FOR NON-RESIDENTIAL DEVELOPMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. AR-93-S-003 - JOHN L. AND RITA J. BOLEY
2. AR-84-D-004-2 - CHARLES F. AND LAURA L. NICHOLS

This order was accepted without objection.

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Prior to the hearing of this case in the Springfield District, Chairman Murphy asked Vice Chairman Byers to chair the meeting.

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AR-93-S-003 - JOHN L. AND RITA J. BOLEY - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115 (County Code), effective June 30, 1983. The purpose is to preserve significant

A&F lands in the County on property located at 13442 Compton Rd. on approx. 28.0 ac. zoned R-C & WS. A&F District Advisory Committee Rec.: Approve. Tax Map 75-1((1))8 V/Z. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mr. Mark Knauff, son-in-law of the applicants, reaffirmed the affidavit dated June 27, 2002. There were no disclosures by Commission members.

Commissioner Murphy asked that Vice Chairman Byers ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT AMEND APPENDIX F OF THE COUNTY CODE TO RENEW THE BOLEY AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS LISTED IN APPENDIX 1 OF THE STAFF REPORT DATED JULY 10, 2002.

Commissioners Kelso and Hall seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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Prior to the hearing of the next case, Chairman Murphy resumed the Chair.

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AR-84-D-004-2 - CHARLES F. AND LAURA L. NICHOLS - Appl. to permit renewal of a previously approved A&F district authorized by Chapter 115 (County Code), effective June 30, 1983. The purpose is to preserve significant A&F lands in the Co on property located at the W. terminus of Hidden Spring Rd., on the W. side of River Bend Rd. on approx. 33.87 ac. zoned R-E. A&F District Advisory Committee Rec.: Approve. Tax Map 8-3((9))13V/Z; 8-4((1)) 33V/Z, 34V/Z; 8-4((9)) 10V/Z, 14V/Z. DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. Charles Nichols, co-applicant, reaffirmed the affidavit dated February 27, 2002. There were no disclosures by Commission members.

Commissioner DuBois asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, she asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this case. (A verbatim transcript is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE AR-84-D-004-2 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE HIDDEN SPRINGS FARM LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS FOUND IN THE STAFF REPORT.

Commissioners Byers and de la Fe seconded the motion which carried unanimously with Commissioner Koch absent from the meeting.

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The meeting was adjourned at 9:40 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: May 6, 2004

Linda B. Rodeffer, Deputy Clerk to the
Fairfax County Planning Commission